

Staff Summary Report



Hearing Officer Hearing Date: December 18, 2007

Agenda Item Number: 6

SUBJECT: This is a public hearing for a request by **PREPPY PET SUITES (PL070499)** located at 4415 South Rural Road, Suite Nos. 1-4 for one (1) use permit.

DOCUMENT NAME: 20071218dssl01

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by **FAIRLANES VILLAGE CENTER – PREPPY PET SUITES (PL070499)** (Chad Watkins, applicant; Zonline LLC, property owners) located at 4415 South Rural Road, Suite Nos. 1 – 4, in the PCC-2, Planned Commercial Center General District for:

ZUP07185 Use permit to allow overnight dog boarding.

PREPARED BY: Sherri Lesser, Senior Planner (480-350-8486)

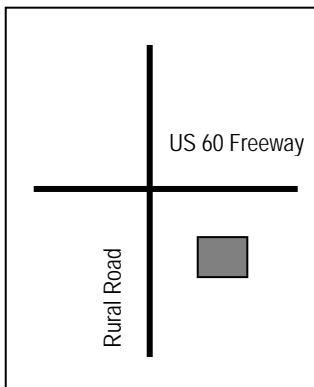
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-4.

ADDITIONAL INFO: This is a request for a use permit to allow a Dog Day Care and overnight boarding business in the PCC-1 zoning district. The site is located at 4415 South Rural Road, south of the US 60 on the east side of Rural Road, within the Fairlanes Village Shopping Center. Preppy Pet Suites will occupy 4024 s.f. of indoor space and approximately 750 s.f. of outdoor recreation area. Staff supports the use permit subject to conditions. To date, no public opposition has been received.



PAGES:

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
6. Floor Plan
- 7-9. Staff Photograph(s)

COMMENTS:

Preppy Pet Suites is an upscale indoor pet hotel and doggie daycare franchisor, headquartered in Florida, with fourteen locations existing throughout the country. They state in their letter of explanation that their establishments are kept very clean with a motto promoting customers to come in for a "smell and tell tour" of their facilities. Business hours of operation will be Monday-Thursday 7am-12pm and 2 pm-7pm; Friday 7am-7pm; Saturday 8am-1pm and Sunday 1pm-4pm. There will be one (1) employee for every ten (10) dogs on the property. The business may accommodate up to thirty six (36) dogs at a time.

The applicant is proposing to fence off approximately six (6) parking spaces behind their tenant space for an outdoor recreation area. The dogs will be accompanied by staff at all times in the recreation area with waste immediately removed from the premises. The proposed outdoor area will require a separate Development Plan Review application for modification of the site plan. Additionally, the parking file for the center will need to be updated with the reduced number of available parking spaces. Staff completed an inventory of the parking, based on the current uses and proposed uses; determining that the parking required for the entire center is 335 spaces required with 416 spaces provided. There exists an obsolete parking affidavit for shared parking that is no longer required and will need to be rescinded as part of the overall parking update for the center.

Use Permit

The Zoning and Development Code requires a use permit for kennels within the PCC-1 Zoning District. This business franchise has successfully operated in other locations in the country since 2006 (as stated on the National Website). The applicant has provided authorization from the property owner for the use. Staff finds the proposed request meets the Zoning and Development Code criteria for approval of a use permit. The business plan as proposed will not create a nuisance for the surrounding properties or businesses. The use is no more intense than other commercial businesses located in the center; there appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions.

The shopping center is adjacent to single family residential; to date staff has not received any comment from the surrounding area. Staff encouraged the applicant to directly contact the immediately adjacent residential neighbors.

Conclusion

Staff recommends approval of the use permit subject to conditions. We will require that all dog waste be removed from the premises immediately and all dog walking areas to be kept clean on a continual basis. The owner(s) will control excessive barking dogs and will cooperate with any additional measures necessary to alleviate disruptive behavior both inside and outside the premises. Should staff receive complaints from the surrounding area regarding the operation of the business; the applicant shall be remanded back to the Hearing Officer for review of the use permit.

**REASON(S) FOR
APPROVAL:**

1. The use covered by the permit, the manner of its conduct, and any building which is involved, will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirements, or standards prescribed therefore by the Zoning and Development Code;
2. There appears to be no significant increase in vehicular or pedestrian traffic. The use is no more intense than other commercial businesses located in the center;
3. There appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions. The owners have assured that the dog center will not allow excessive barking dogs. All waste will be picked up and disposed of immediately;
4. This use will not contribute to the deterioration of the neighborhood or to the downgrading of property values which, is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

**CONDITION(S)
OF APPROVAL:**

1. Animal waste to be removed from the premises immediately and on a continual basis through out the day. The dog walking area to be kept clean at all times.
2. If there are any complaints arising from the use permit that are verified by a consensus of the complaining party and the City Attorney's office, the use permit will be reviewed by city staff to determine the need for a public hearing to re-evaluate the appropriateness of the use permit.
3. Obtain separate approval for modified site plan from the Development Review Commission and Building Safety Division prior to use permit becoming effective.
4. Update parking record for center and rescind obsolete recorded parking affidavits.

HISTORY & FACTS:

None pertinent to this case.

DESCRIPTION:

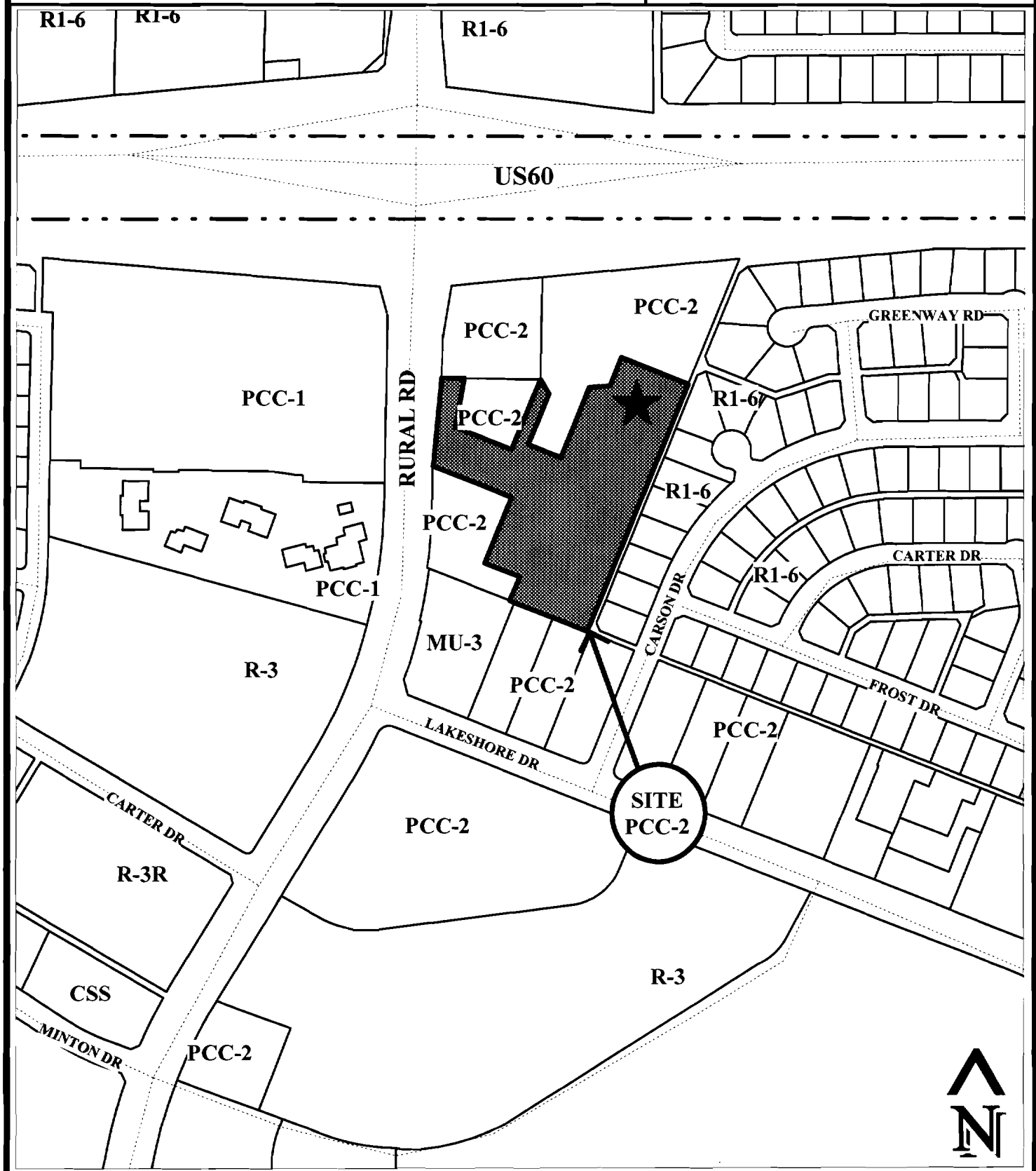
Owner – Zonline LLC
Applicant – Chad and Tracey Watkins
Existing Zoning – PCC-1, Planned Commercial Center Neighborhood District
Proposed tenant space- 4024 s.f. indoor/750 s.f. outdoor
Parking provided- 416 spaces
Parking required- 355 spaces

**ZONING AND
DEVELOPMENT
CODE REFERENCE:**

Part 3, Chapter 2, Section 3-202
Part 6, Chapter 3, Section 6-308

FAIRLANES VILLAGE CENTER - PREPPY PET SUITES

PL070499





FAIRLANES VILLAGE CENTER - PREPPY PET SUITES (PL070499)



11/15/07

Preppy Pet Suites is an upscale indoor pet hotel and doggie daycare franchisor and the headquarters is located in Orlando, Florida, who's motto is 'the smell and tell tour' and currently have 14 licensees at this time located thru-out the USA. The Tempe, AZ. Preppy Pet Suites will be owned and operated by Chad & Tracey Watkins. Business hours will be Monday-Thursday 7am-12pm & 2pm-7pm, Friday 7am-7pm, Saturday 8am-1pm, and Sunday 1pm-4pm. There will be one staff member per ten dogs, and organic and pet specialty items will also be available for sale during business hours.

In March, 2007, my wife and I began to research 'pet boarding' in our neighborhood and found that most facilities were like the old fashion kennels, using cages that were humid and smelled.

We decided to sign the franchise with Preppy Pet because of their business plan. Preppy Pet invites customers in for 'the smell and tell tour'. As noted in their website, "Our staff uses only animal friendly professional cleaning products and a special air purification system that helps kill and eliminate the spread of viruses. Our custom steel and poly kennel suites do not trap germs, a problem common with traditional chain link kennels, melamine board (compressed sawdust) or wood. Bacteria stinks and other facilities may smell. We are so proud of our centers, that we want you to take the 'Preppy Pet Smell and Tell Tour'". Obviously Preppy Pet is proud of their cleanliness, and of their clean smell. Preppy Pet is an upscale indoor pet hotel that believes in socialization, relaxation, and playful interaction with their guests. Also found in the website, "Stay the Preppy Pet way, our climate-controlled indoor play areas, 'The Country Club,' 'The Yacht Club,' and 'The Racquet Club,' are designed for dogs of different sizes to play together. They are monitored by our staff and you can check on them through the internet with our Preppy Play Cam. Our Playtime consist of playing indoors except when they're on an outside walk, napping or eating. They also sleep well, night or day, with a TV playing in the background. No lonely nights here!"

Dogs have the tendency to bark when being locked-up all day & have no interaction. Preppy Pet understands this, so the staff members have regular interaction with the dogs, allowing them into an indoor play area where they not just play with the staff but also with other dogs. Staff members are required to immediately remove all waste and to use a 99.9% killing solution to disinfect - no exceptions! This cleaning solution is used by veterinarians' as it kills 99.9% of the bacteria & germs that causes sickness and odors. The night-time suites and sleeping areas are also cleaned with this same cleaning solution for a fresh smell after their morning cleaning. In addition, Preppy Pet is climate controlled by air conditioning and not with an evaporated cooler.

There will also be an attached outdoor walk area enclosed by a 6-8' privacy fence. No dog is allowed in this walk area without a staff member, it is occupied by only 3-4 dogs at a time, and are only outside 5-10 minutes at a time. Again, waste is immediately removed and cleaned with the bacteria and germ killing solution - no exceptions! Garden hoses are not used for cleaning purposes as this does not kill germs and bacteria causing odors.

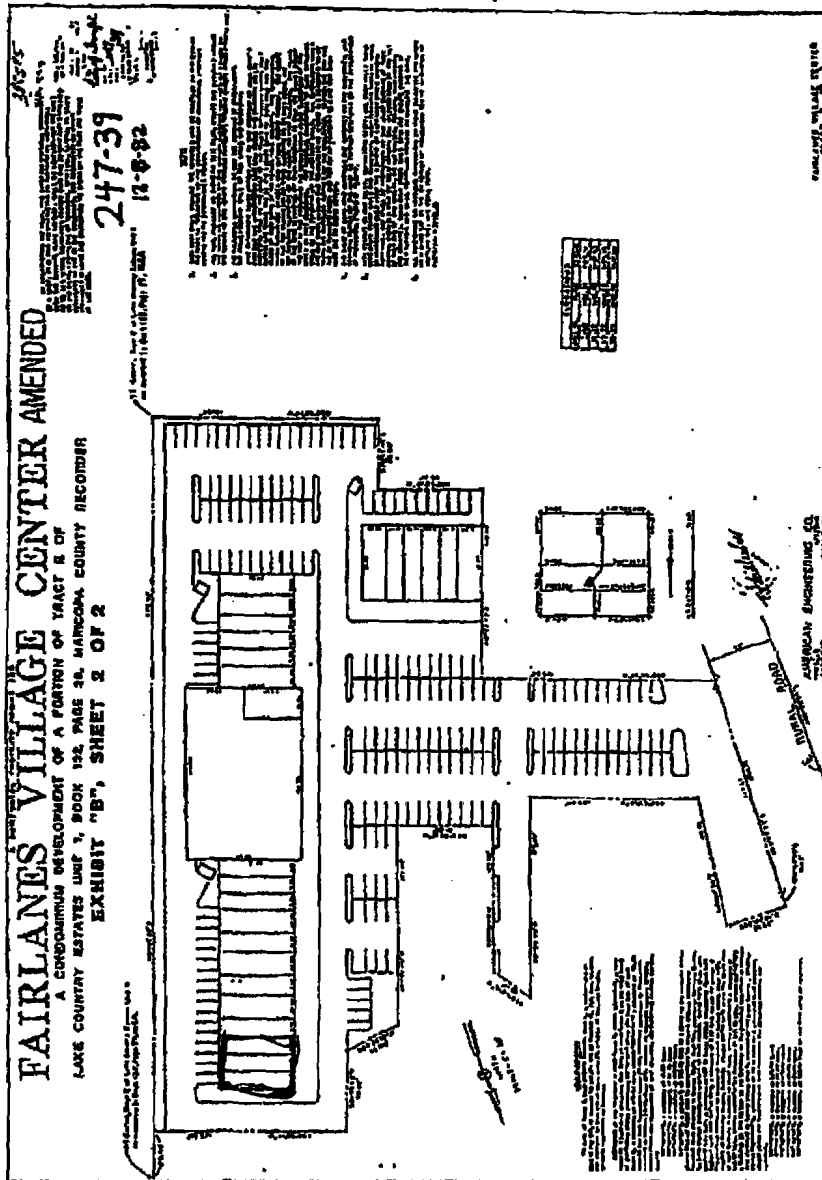
The main concerns that most people have about a Pet Hotel with a walk area are: waste, odor, and noise. 1) As mentioned, waste is always immediately removed & cleaned with a cleaning solution used by veterinarians' that kill 99.9% of bacteria and germs. 2) Odors are obviously eliminated by the quick removal of waste and use of the 99.9% bacteria & germ killing cleaning solution. The walk area will have pea rock or mulch for easy removal and clean-up to assure everything is properly removed and disinfected - no exceptions! 3) Noise will not be a problem as again, staff members will be required to be outdoors at all times with the dogs, only 3-4 dogs in the walk area at one time and limited to only 5-10 minutes intervals at a time. Since Preppy Pet dogs will be enjoying regular interaction and socialization while indoors, they will be more relaxed and calm when outdoors. The walk area will also be enclosed by a 6 high privacy fence helping to trap in any sounds. Preppy Pet has the right to refuse boarding of certain dogs or breed of dogs that may be known for causing problems.

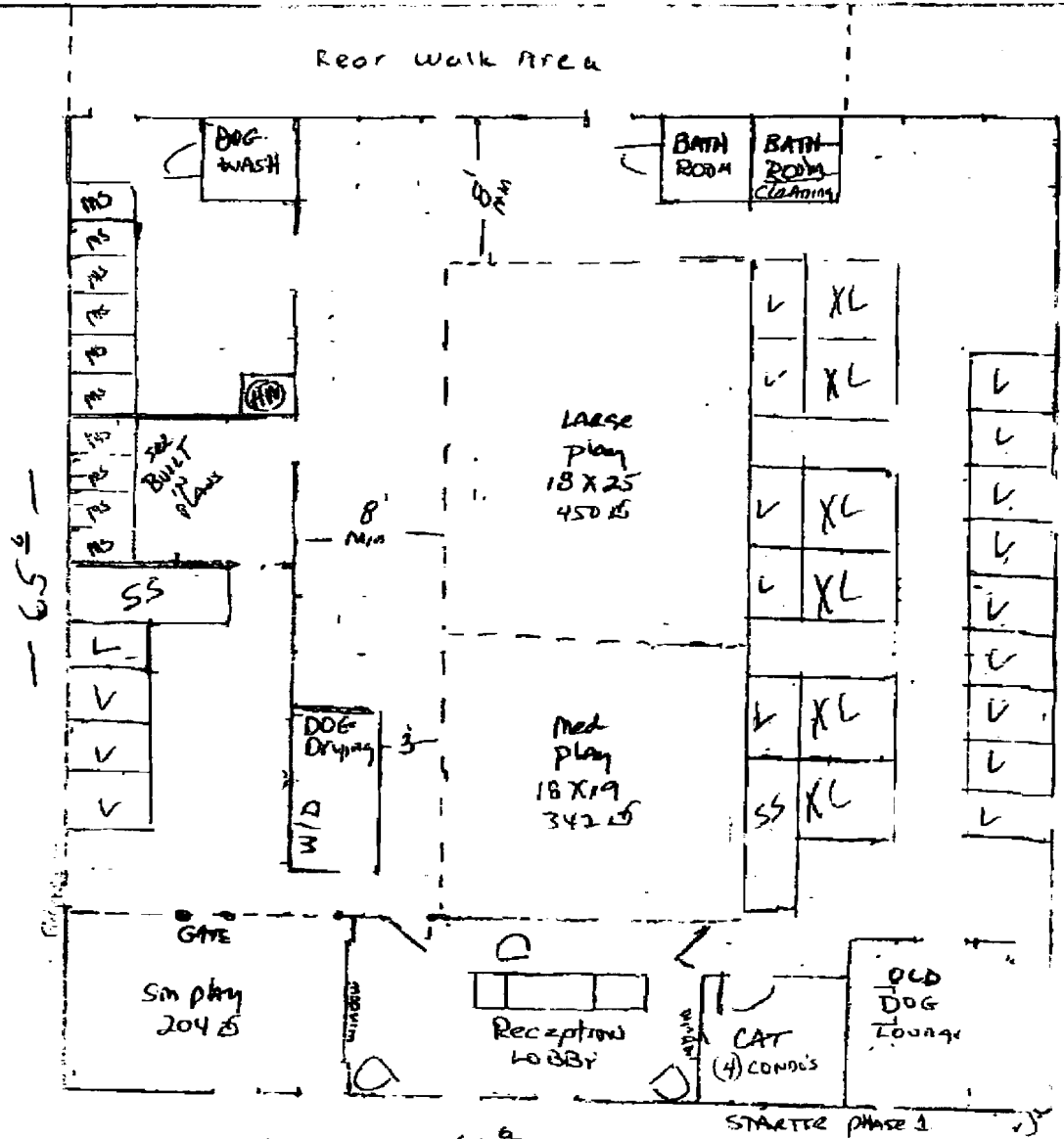
Another factor to assure that we keep a clean facility is that Preppy Pet, Inc franchise reserves the right to cancel our agreement if we do not meet their expectations for the 'smell and tell tour'.

Our locations to date have never been issued any complaints about noise or odor, We are located in several strip malls, and free standing building with close neighbors such as banks, doctors offices, restaurants and various retail stores.

Please also visit our website preppypet.com for photos of the locations.

Chad & Tracey Watkins





Preppy pet suites
 Tempe, AZ
 Kennel plan (1/8" scale) 11/15/07

10 mini Suites
 18 Large
 6 X-L
 2 Super Suites
 36



PREPPY PETS

4415 S RURAL RD

PL070499

**REAR OF BUSINESS: NON COMPLIANT LIGHT
FIXTURE(S)**



PREPPY PETS

4415 S RURAL RD

PL070499

FRONT OF BUSINESS SPACE



PREPPY PETS

4415 S RURAL RD

PL070499

**REAR OF BUSINESS: NON COMPLIANT LIGHT
FIXTURE(S)**